# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACKNOWLEDGEMENTS</td>
<td>5</td>
</tr>
<tr>
<td>INTRODUCTION</td>
<td>7</td>
</tr>
<tr>
<td>1.0 HOW TO COMPLETE A SUCCESSFUL MITIGATION</td>
<td>9</td>
</tr>
<tr>
<td>2.0 DESIGN CONSIDERATIONS AND STREET CHARACTERISTICS</td>
<td>11</td>
</tr>
<tr>
<td>3.0 MITIGATION OPTIONS</td>
<td>25</td>
</tr>
<tr>
<td>4.0 DESIGN GUIDELINES</td>
<td>27</td>
</tr>
<tr>
<td>APPENDICES</td>
<td></td>
</tr>
<tr>
<td>APPENDIX A: BUILDING SURVEY FORMS</td>
<td></td>
</tr>
<tr>
<td>APPENDIX B: PUBLIC PRESENTATION</td>
<td></td>
</tr>
<tr>
<td>APPENDIX C: RESOURCES FOR INFORMATION</td>
<td></td>
</tr>
<tr>
<td>APPENDIX D: FUNDING SOURCES</td>
<td></td>
</tr>
</tbody>
</table>
ACKNOWLEDGEMENTS

MESICK COHEN WILSON BAKER ARCHITECTS, on behalf of the project team would like to thank Schenectady Mayor Gary McCarthy, the City Council, the Department of Development, and the New York State Department of Parks, Recreation and Historic Preservation for their ongoing support of this important City initiative.

PROJECT STEERING COMMITTEE

Weston Davey  NYS Parks, Division of Historic Preservation
Carol DeLaMarter  President, The Stockade Association
Susan Dufour  Stockade resident
Frank Gilmore  Stockade resident and Architect
James Hart  Department of Engineering
James Kalohn  County Planning (retired)
Gloria Kishton  President of the Schenectady Heritage Foundation & Stockade Resident
Linda Mackey  NYS Parks, Division of Historic Preservation
Larry Moss  NYS Parks, Division of Historic Preservation
William Nechamen  NYS Dept of Environmental Conservation/Floodplain management
Jim Plowman  Contractor, Historic preservation
Christine Primiano  City Planning, Department of Development
John Samatulski  Stockade Property owner, developer
Matthew Smith  City Housing, Department of Development
Erin Tobin  Preservation League of NYS
Domenic Viscariello  Bureau of Code Enforcement
Avi Epstein  Zoning Officer

CONSULTANT TEAM

Laurence Wilson  Principal  Mesick Cohen Wilson Baker Architects
Thomas Burgess  Project Manager
Eric Gradoia  Architectural Historian
David Pelcher  Architectural Staff
Christopher Keefe  Scanning Technician

Alton Knapp III  Principal  A.E. Knapp & Associates, LLC
Mary Moore Wallinger  Principal  LandArt Studio

Cover Photo: Photograph of Ingersoll Avenue in the Stockade Historic District during the March 15, 2007 flooding, which occurred following an ice jam on the Mohawk River. Photo reproduced from “The March 2007 Ice Jam on the Mohawk River (NY), March 2008, with permission from John I. Garver, Ph.D., Geology Department, Union College.
Figure 1: Stockade Historic District Properties within the 100-Year Floodplain

Figure 2: Stockade Historic District Properties within the 100-Year Floodplain
INTRODUCTION

While Schenectady’s Stockade Historic District is perhaps most significant as being the site of the city’s original seventeenth century Dutch settlement, what many find most appealing about it is its unique “feel” – that atmosphere created by the built environment as a result of over three hundred years of continuous settlement. Compact in size with boundaries defined both by nature and man (the Mohawk River to the north, the Binne Kill on the west, railroad lines along the east and Union Street to the south), the Stockade District’s identity grows out of its long and varied evolution. Paramount to understanding the Stockade is that its significance is not solely limited to its seventeenth century settlement, but rather its integrity spans time from its earliest years to the present day.

Shaped by the landscape (Mohawk River and Binne Kill), industry (streets laid out by the original proprietors, the Erie Canal and Railroad), nature (floods) and catastrophe (fires), what remains today is a patch quilt collection of buildings tied together by common characteristics. The uniform nature of the buildings (largely dwellings) share similar orientations, setbacks, materials, and scale. Rooted in Dutch and English precedents, the Stockade District is a collage of architectural styles from pre-Revolutionary structures to Georgian, Federal, Greek and Gothic Revival through late-Victorian and early twentieth century residences. This diverse palette of architecture in combination with the street plan and the absence of modern intrusions creates a tangible link to the past.

In an era of urban sprawl and over-built commercial strip development, the Stockade has been able to maintain its unique identity. This is in large part due to efforts by the District’s residents, local preservation groups, and the support of the city. Beginning in 1958, residents of the Stockade acknowledged the importance of the area and the need to protect it by forming the Stockade Association. In 1962, four years before the National Historic Preservation Act of 1966, the Stockade Historic District was created, establishing New York State’s first historic district. Protected under local zoning laws administered by the Schenectady Historic Commission, the greatest threat to portions of the Stockade District is not development, but rather rapidly changing environmental conditions resulting in reoccurring flooding along the Mohawk River’s corridor. Where elevating homes in a Historic District would normally be forbidden, it is recognized that to maintain the viability of the afflicted properties, extreme changes are necessary. These guidelines are a response to this initiative and seek to balance the desire for historic purity while enabling protection of the property.

The purpose of the Flood Mitigation Design Guidelines is to provide both building owners and the City of Schenectady Historic District Commission with a clear roadmap to approach and evaluate building alterations associated with flood mitigation remediation. Building owners will have a document to assist in the evaluation of options for remediation with the assurance that if these guidelines are adhered to, their project will be approved. Furthermore, the guidelines will provide the Historic District Commission with the tools, that have been vetted and approved by the State Historic Preservation Office (SHPO), to objectively evaluate proposals. These guidelines are intended to be incorporated into the City of Schenectady zoning ordinance and will therefore become legal documents in the evaluation of work proposed within the Stockade Historic District. They have been developed in collaboration with the City of Schenectady Planning Department and with the input of a steering committee consisting of representatives of the SHPO, the Preservation League of New York State, neighborhood residents and people with expertise in related issues.
FLOODING IN THE STOCKADE

The flooding source that directly affects the City of Schenectady and the Stockade District is the Mohawk River. Flooding conditions within the district occur from a varying amount of storm intensities but are affected most by ice jams. Flood depths range from 222.5’ to 230.1, which is the regulatory flood elevation for that section of the river. With such a difference in flood depths, the occurrences of damages are frequent and vary in damage amounts. The City records indicate that the 222.5’ elevation was exceeded 22 times between 1910 and 1979 (based on information collected in the FEMA Flood Insurance study), and has most likely been exceeded many times since then. Also, according to the Study, major events happened in 1914, 1936, 1954, 1959, 1960, 1961, 1964, 1973, 1976, and 1996. The most recent flood of record, Hurricane Irene on August 26th, 2011, produced some of the highest flood elevations on record and caused millions of dollars in damages.

FLOOD INSURANCE

The National Flood Insurance Program (NFIP) was created in 1968 by Congress to provide federally backed flood insurance. The program is a voluntary agreement between municipalities and the Federal Emergency Management Agency (FEMA.) Flood Insurance is available, provided the Community adopts and enforces Floodplain Management Regulations that meet minimum criteria. Included in those regulations are specific considerations for structures that have obtained a “Historic Designation.” All of the structures in the Stockade District have a Historic designation.

Traditionally, these historic structures have been allowed to maintain subsidized insurance rates and have been exempt from some required improvements triggered by damages or improvements that exceed fifty percent of its fair market value. However, non-elevation of the structure continues the cycle of repeated flooding and the subsidized rates are increased by as much as 18% every year. This rate of increase can be crippling to property owners. The solution to the problem of increasing insurance rates and to minimize reoccurring flood damages is MITIGATION. The level of intervention done during mitigation directly correlates with insurance premiums. The figure below illustrates how the cost of a $100,000 insurance policy changes based on the relation of the first floor elevation with the Base Flood Elevation.

![Figure 3](Flood Insurance SILIVE, 29 January 2013, http://www.silive.com/news/2013/01/new_fema_flood_maps_show_big_c.html) Note that National Flood Insurance Premiums are subject to change.
1.0 HOW TO COMPLETE A SUCCESSFUL MITIGATION

There are several steps necessary to complete a successful flood mitigation and early coordination with local officials and design consultants will provide critical guidance for the process.

The first step is to consult with a professional Elevation Design Consultant, such as a floodplain manager or civil engineer. Mitigating a historic structure involves a number of important decisions and what is allowed is based on critical and specific elevation information that must be prepared and certified by a licensed professional. Establishing the official building elevation in relation to the United States Geological Survey is the first step and is referred to as the Elevation Certificate. A professional Elevation Design Consultant will also be able to assist in clarifying which options are available to specific structures and what kind of financial impacts such measures would have on an owner’s flood insurance rates.

Once an Elevation Certificate has been prepared and the Design Flood Elevation (defined in Section 4.1 below) identified as it relates to a specific building, it is recommended that the Owner consult with an architect or engineer in the design of building alterations. A design professional will be able to assist in meeting the requirements of the Stockade Historic District Flood Mitigation Design Guidelines and ultimately in securing a Building Permit. Owners must verify throughout the process that the changes proposed will meet the requirements of:

1. the New York State Building Code and other regulatory building codes,
2. the Stockade Historic District Ordinance and other City of Schenectady Codes and Ordinances,
3. the Secretary of the Interior (SOI) Guidelines for the Treatment of Historic Places. (Available from the New York State Historic Preservation Office (SHPO)),
4. Guidelines of The Federal Emergency Management Agency (FEMA), and the New York State Division of Homeland Security and Emergency Services,
5. specific requirements of any financial assistance programs for which an Owner has qualified or seeks to be qualified.
6. City of Schenectady Local Law 2013-01; Chapter 157, Flood Hazard Control.

Once the design process has been initiated, the project must be reviewed and approved by the City of Schenectady Historic District Commission (HDC). Applications and instructions can be found on the City of Schenectady website and questions should be directed to the City Department of Development.

If the project involves the expenditure of State or Federal Funds, such as grants, loans or tax credits, a review by SHPO will also be required. The expenditure of such funds in a Historic District triggers the mandated Federal 106 Review Process, where SHPO evaluates the cultural and historic impacts to the property and the surrounding context. When an acceptable design is established through the review process, the SHPO will issue an effect letter stating that the proposed project will have “No Adverse Effect” to the historic building.

A Building Permit will also be necessary to proceed with any mitigation efforts. In order to
qualify for financial assistance or a reduction in insurance rates, other documentation may be necessary as well.
2.0 DESIGN CONSIDERATIONS AND STREET CHARACTERISTICS

In consideration of the City of Schenectady and SHPO objective to protect the quality of historic buildings and the Stockade Historic District at large, the historic character should be retained to the greatest extent possible while meeting the objectives of flood protection and insurance relief to property owners. Any major changes to buildings, including raising or elevating the structure, will initially be considered an “Adverse Effect” to historic properties. However, the “Adverse Effect” designation can be mitigated through a collaborative design effort that should result in an acceptable solution to all parties. This will involve a design review by the Historic Commission (and by SHPO if there is Federal or State involvement) resulting in a “No Adverse Effect” final designation.

It is the opinion of the City and SHPO that elevation has been identified as the most effective means to ensure the long-term preservation of the historic district, including its historic buildings and the lives and social interactions that make this a vibrant and desirable community.

The flood zone area within the Stockade Historic District includes at least fifty six residential structures, located on six streets or alleys. Additional structures may fall within the flood zone area, but these would need to be confirmed by a certified elevation certificate. While the age and physical conditions of the structures varies significantly, all of the structures are considered contributing to the Historic Stockade District. The streets and alleys that the structures are located on include (from west to east) Cucumber Alley (Fig.5), Washington Avenue (Fig.6), Governors Lane (Fig.5), North Ferry Street (Fig.7), North Street (Fig.8), and Ingersoll Avenue (Fig.9). Our analysis of the physical parameters of the structures in relation to each other and to the street leads to a range of solutions depending on the following characteristics:

- proximity of the building to the street,
- proximity of the building to adjacent structures,
- extent of elevation (rise) required to reach the design flood elevation (DFE),
- construction type of the building,
- physical conditions and deterioration of the building,
- extant historical features of the building,
- historical quality and characteristics of the building.

We found that most buildings, with the exception of Ingersoll Avenue and Governors Lane, can be raised vertically with sufficient space between the building and street to allow the construction of steps and porches to access the raised first floor at the front facades. Note that each applicant must verify the proximity of their building footprint to the curb. Steps and porches can be added to the front facade in varying configurations while meeting the basic design principles outlined below. Such options include stairs perpendicular to the street, side approach stairs or combined stairs for two family units. Complexity in raising buildings will vary, such as the issues related to raising historic brick masonry buildings such as 1, 3 and 5 Washington Avenue, versus any number of other wood frame buildings.

In cases where there is insufficient room between the existing building footprint and the sidewalk (5’-0” clear) to enable the construction of new stairs and landings to provide access to
In the case of Ingersoll Avenue, most of the buildings are too close to the street to allow for the addition of stairs without encroaching on the clear sidewalk requirement. Furthermore, the aspect of the buildings’ close proximity to the curb and to each other, and the significant height required to lift these structures to the Design Flood Elevation (defined in Section 4.1) would greatly exacerbate the density, light and air quality of this streetscape. Consequently, these Guidelines mandate that structures to be elevated on Ingersoll Avenue (except #3 and #5 where there are no rear yards) shall also be moved laterally back from their existing locations to enable room for the construction of front stairs perpendicular to the street, which will also serve to mitigate the issues of light and air at street level (See Figure 4). Each structure will require analysis as to the implications to the rear yards and related other structures.

The primary design objectives related to raising the buildings are:

- minimize the increased scale of the building resulting from raising,
- integrate the design language of the existing (historic) fabric with the alterations,
- utilize materials sympathetic to the historic material of the structure and reuse original material where possible,
- introduce landscaping to soften the impact of the scale change.
INGERSOLL SIGHTLINE ANALYSIS

Figure 4
GENERAL NOTES:
1. BUILDINGS SHOWN IN COLOR ARE CONFIRMED TO BE WITHIN THE FLOOD PLAIN AND THEIR FIRST FLOOR LEVEL MAY BE BELOW THE BFE. ACQUIRE AN ELEVATION CERTIFICATE TO DETERMINE.
2. BUILDINGS NOT IN COLOR MAY BE WITHIN THE FLOOD PLAIN. REFER TO FLOOD INSURANCE RATE MAPS TO DETERMINE.
GENERAL NOTES:
1. BUILDINGS SHOWN IN COLOR ARE CONFIRMED TO BE WITHIN THE FLOOD PLAIN AND THEIR FIRST FLOOR LEVEL MAY BE BELOW THE BFE. ACQUIRE AN ELEVATION CERTIFICATE TO DETERMINE.
2. BUILDINGS NOT IN COLOR MAY BE WITHIN THE FLOOD PLAIN. REFER TO FLOOD INSURANCE RATE MAPS TO DETERMINE.
GENERAL NOTES:
1. BUILDINGS SHOWN IN COLOR ARE CONFIRMED TO BE WITHIN THE FLOOD PLAIN AND THEIR FIRST FLOOR LEVEL MAY BE BELOW THE BFE. ACQUIRE AN ELEVATION CERTIFICATE TO DETERMINE.
2. BUILDINGS NOT IN COLOR MAY BE WITHIN THE FLOOD PLAIN. REFER TO FLOOD INSURANCE RATE MAPS TO DETERMINE.
GENERAL NOTES:
1. BUILDINGS SHOWN IN COLOR ARE CONFIRMED TO BE WITHIN THE FLOOD PLAIN AND THEIR FIRST FLOOR LEVEL MAY BE BELOW THE BFE. ACQUIRE AN ELEVATION CERTIFICATE TO DETERMINE.
2. BUILDINGS NOT IN COLOR MAY BE WITHIN THE FLOOD PLAIN. REFER TO FLOOD INSURANCE RATE MAPS TO DETERMINE.
GENERAL NOTES:
1. BUILDINGS SHOWN IN COLOR ARE CONFIRMED TO BE WITHIN THE FLOOD PLAIN AND THEIR FIRST FLOOR LEVEL MAY BE BELOW THE BFE. ACQUIRE AN ELEVATION CERTIFICATE TO DETERMINE.
2. BUILDINGS NOT IN COLOR MAY BE WITHIN THE FLOOD PLAIN. REFER TO FLOOD INSURANCE RATE MAPS TO DETERMINE.
3.0 MITIGATION OPTIONS

There are a variety of options to mitigate flood damages and reduce insurance premiums ranging from low-cost solutions of simply moving the utilities to the main floor, to significant structural improvements of elevating the structure to the Design Flood Elevation. The methods outlined below are listed in order from least impactful to most impactful. Property owners should consult with their flood insurance agent to determine whether any discounts would be available for these mitigation methods.

1. Elevate and Protect Mechanical and Utilities

The simplest, least expensive and lowest impact option is to elevate and protect mechanical and electrical systems. This would involve raising these systems to an elevation above the first floor and preferably above the Design Flood Elevation (defined in Section 4.1 below.) This option will result in the least benefit in relief of insurance premiums, but can result in an approximate savings of 10-15% on premiums.

2. Infill Basement and Incorporate Wet-flood-proofing (Vents)

Infilling the basement is a basic measure in improving the structural stability of the building in a flood event. This may or may not require the foundation to be replaced. At a minimum, all the utilities in the basement (mechanical and electrical) have to be moved to an upper part of the building as described in Option 1 above. Then, the new foundation would be installed or existing foundation modified to incorporate flood vents in the walls. Flood vents are required on two separate walls, note that these guidelines prohibit flood vents on the street elevation wall. Finally, the basement areas would be filled to the height of the surrounding exterior grade with earth material as specified by the design professional. (See Figure 11 on the following page).
3. **Construct Residential Flood Walls**

Although FEMA provides provisions for construction of Residential Flood Walls, the Steering Committee and authors of these guidelines saw no relevant scenario where an individual or limited flood wall could be utilized as a mitigation strategy while preserving the historic character of the neighborhood. Therefore, this option is prohibited by these guidelines.

4. **Raise First Floor Level**

Raising the first floor structure while leaving the rest of the building structure intact can be done in some instances, particularly where the building does not require being raised substantially and where it has sufficient headroom at the first floor to accommodate raising the first floor and not the floor (or ceiling) above. This can be done by one of three measures:

1. Building upon the existing structure to establish a new first floor level to the Design Flood Elevation;
2. Detaching the first floor structure from the greater building structure, raising it and reestablishing its structural connection to the building, or;
3. Removing the first floor structure and constructing a new first floor structure at the Design Flood Elevation.

*(See Figure 12 on the following page).*
5. **Elevate Structure**

Elevating, or raising, a building to the Design Flood Elevation would provide the greatest impact and benefit to a flood prone structure in flood risk, as well as the greatest reduction on insurance premiums. However, this also imposes the greatest impact on the historic character of the individual building and the greater Historic District. This option is also typically the most expensive to accomplish.

---

*Figure 12* “Rowhouse Mitigation” FEMA, 06 February 2017, https://www.fema.gov/sites/default/files/images/faq_ques16.jpg
4.0 DESIGN GUIDELINES

4.1 Definitions:

1. Base Flood Elevation (BFE) - The computed elevation to which floodwater is anticipated to rise during the base flood. Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the flood profiles. 230.1” NAVD88.

2. Design Flood Elevation (DFE) - The design flood elevation is a term used in all state building codes and refers to the Base Flood Elevation plus any additional elevation required above the BFE, known as “freeboard.” New York State building code calls for a freeboard of two feet above the BFE. The DFE for this guidance document will therefore be BFE + 2’, and will serve as a minimum and maximum for the lowest floor elevation.


4. New York State Department of Environmental Conservation (DEC): oversees floodplain mapping initiatives and National Flood Insurance Program (NFIP) issues at the State level.

5. New York State Division of Homeland Security and Emergency Services (DHSES): manages FEMA’s disaster response and recovery programs, including hazard mitigation grants, at the State level.

4.2 Guidelines applied to all mitigation efforts:

1. Install FEMA compliant flood vents. Such vents shall be located on sides and rear elevations only, not on street facade. Where vents are on side walls, locate as far back from front elevation as possible and paint vents with color to be inconspicuous. In cases where houses share walls with the neighbor and thereby have limited walls exposed, vents will be considered on the front facade.

4.3 Guidelines for elevating mechanical equipment and utilities:

1. Generally, elevating mechanical equipment and utilities will only affect building interiors and therefore not trigger review by the Historic District Commission. Any changes that do affect the exterior of the building shall follow the guidelines for Elevating Structures (4.6 below.)

4.4 Guidelines for basement infill:

1. Existing basements below grade shall be filled to at least the elevation of the lowest grade in contact with the structure (note- this should not be a window well or other built-out area below grade).
2. Original window and door openings affected by basement infill projects shall be treated as follows:
   a. Above grade windows on the street facade shall be retained to maintain the original street character.
   b. FEMA compliant flood vents shall be located on sides and rear elevations only, not on street facade. Where vents are on sidewalls, locate as far back from front elevation as possible and paint vents with color to be inconspicuous.
   c. Where possible, it is preferable to install the flood vents in existing window openings in lieu of creating new openings in the foundation.

4.4 Guidelines for Residential Flood Walls:
1. Residential flood walls are not permissible in the Historic District.

4.5 Guidelines for Raising First Floor Level:
1. When raising the first floor level of a home, most of the changes that occur are to the interior of the property where these guidelines have no jurisdiction. However, where a raised floor is increased such that new entrance structures (porches, stairs, etc) are required, the guidelines for Elevating Structures (4.6 below) shall be followed.

4.6 Guidelines for Elevating Structures:
1. Buildings to be elevated shall be raised to a new first floor elevation, or Design Flood Elevation (DFE) of Base Flood Elevation plus two feet (BFE+2), no more, no less (see definitions above.) This elevation will maximize the flood mitigation benefits of elevating the structure while limiting the negative visual impact to the Historic District that would be caused by excessively elevating a building.
   a. The street elevation diagrams that follow provide an approximation for the Base Flood Elevation and Design Flood Elevation. Actual DFE for any given property would be calculated only after the property owner obtains an “Elevation Certificate” from a licensed professional that establishes the current first floor (lowest occupied elevation of the property) and the basement floor elevation.
   b. The owner or design professional should establish and document the history of the building to determine its periods and styles of construction. Identify and record the extant materials’ history and condition whether they be exposed or concealed by other materials. This information will be used to develop an appropriate design for any addition, alteration, and/or restoration to the existing building and should be submitted with your application to the Historic District Commission.
2. Some buildings will be required to be moved laterally when elevated vertically to enable sufficient room for construction of new stairs and landings at the front elevation without encroaching on the 5’-0” sidewalk clearance requirement. Each applicant must verify the proximity of their building footprint to the curb and demonstrate that new code compliant stairs and landings can be installed without said encroachment. Any lateral movement shall not exceed the distance required to provide a legal perpendicular approach to the entrance.

3. Owing to their especially close proximity to the street, all houses raised on Ingersoll Avenue (except #3 and #5) will be required to be moved laterally to accommodate stairs and landings and to provide improved air and light to the streetscape. The distance that any given house will be moved laterally on Ingersoll Avenue will be equivalent to the distance required to provide new code compliant stairs and landings, in a perpendicular orientation to the street, from the required sidewalk clearance to enable access to the new DFE first floor level, and no more.

4. Existing basements below grade shall be filled to match surrounding exterior grade elevation. Crawl spaces above grade shall be provided with flood vents and air vents (may be combined) in accordance with FEMA and the NYS Building Code.

5. New foundations shall be constructed of poured in place concrete or concrete masonry units and designed by a professional structural engineer. Retaining existing foundations and building new foundation walls up from them to achieve the DFE is allowable only if existing foundations are in sound condition and capable of supporting new loads. Determination of condition and suitability of existing foundations to be retained and raised shall be made by a professional structural engineer.

6. The treatment of raised foundations at the street facade of buildings shall be as follows:
   a. Street facades of new raised foundations shall be faced with salvaged stone or brick material from removal of original foundations or, if not salvageable, then of material in-kind but not of thin adhered veneer material. This treatment shall return and extend along the side foundation walls for a minimum of eight feet from the street elevation. Extending wall cladding or other materials from the upper elevations down and over the raised foundation to within three feet of grade may be considered but not if it confuses the proportional character of the building and of horizontal banding elements such as skirt boards.
   b. New street foundations shall be designed with fenestration that includes windows or panels of quality material, and in alignment with upper floor facade windows and height proportional to height of the raised wall. Windows may not be appropriate where encumbered by side stair design. Ground floor windows shall contain translucent glass or interior window treatments to obscure view of unfinished spaces.

7. Garages at grade level are acceptable if there is sufficient height after elevating building in accordance with DFE elevation requirements. Front elevation garage
doors will be considered only if a contextual design solution is achieved with quality materials and door design, and if the side and rear driveways are converted to landscape in lieu of driveway and rear parking. Only one curb cut will be allowed per property. Garages with floors below the DFE must be equipped with flood vents and air vents (may be combined) in accordance with FEMA and NYS Building Code.

8. Existing front entrances shall be maintained as a primary entrance, with access to raised first floor by new stairs and landings constructed at the front facade, but shall not encroach on the property line or rights-of-way.
   a. New stairs and landings for front entrance access to raised elevation shall be constructed such that no new feature will encroach on a five feet (5'-0") clear sidewalk as measured from the sidewalk edge of the curb.
   b. Materials used for new stairs and landings shall be in conformance with current Historic District Commission Guidelines.

9. All new building elements at the main street elevation such as windows, stairs, landings, foundations, and porticos shall be designed to be contextual with the design style and materials of the original building and traditional building design principles while not conveying a false sense of historical development, in accordance with the Secretary of the Interior Standards. Such elements shall include:
   a. Columns and pilasters with appropriate shafts, bases and capitals.
   b. Casings and architraves around facade fenestrations where appropriate.
   c. Logical vertical and horizontal continuities to tie together façade elements such as windows, band courses, skirt boards, etc.
   d. Continuation of vertical and horizontal structural framing elements such as columns to piers and lintels to masonry bearing.
   e. Stairs shall be built with stringers, railings, balusters and newel posts made of dimensionally substantial material of rot resistant qualities.
   f. New porticos shall be constructed with traditional or appropriate entablature and other moldings and shall bear on brick or stone piers. Spaces beneath landings shall be vented with lattices or screens made of dimensionally substantial material with rot resistant qualities.

10. Restoration of original facade elements is encouraged:
   a. Research the building history and probe the façade to determine the historical design and materials of the facade. Probe to identify the nature, period and condition of existing materials and elements on the facade including those under other layers of material. Such material would include windows, doors, siding, trim, moldings, hardware, foundation materials, and other.
b. Remove unsympathetic siding and other materials and restore original materials where possible or restore facade to appropriate historic conditions with new material in-kind where necessary.

11. Landscaping
   a. Where possible, foundation plantings shall be included to provide effective scale transitions from raised structure to adjacent streetscape.
   b. Incorporating landscaping in front yards where possible is encouraged. If the building being raised is also being set back from the street, it is recommended that at least 30% of area be planted with landscaping to maximize permeable area and create a smoother scale transition.
   c. In the case of larger setbacks, the use of flowering trees in the front is encouraged.
   d. Plantings greater than 6” in height should be kept a minimum of two feet away from foundation walls to prevent moisture buildup and from any flood vents to ensure their proper function.
   e. Landscaping should complement the architectural elements of the residence. Species selection should reflect historic character of the Stockade. Plants, such as arborvitae, that are in contrast to the character of the Stockade Historic District, shall not be used.
      i. Invasive species such as barberry and burning bush are prohibited.
      ii. Some good examples of foundation shrubs include: hydrangea, lilac, viburnum, fothergilla, roses, yew, holly, daphne, deutzia, red osier dogwood, and boxwood.
   f. Protect and maintain landscaping materials through appropriate routine maintenance, including pruning and management of plantings.
Figure 13: A front approach to a residence is most desirable in many respects, providing direct access from sidewalk to door. This most welcoming approach to a home is traditional, although there are many exceptions in historic architecture. A direct approach does however require sufficient room between the building facade and the sidewalk setback to enable the construction of stairs and landings perpendicular to the street. While this option will be limited to buildings with sufficient setback and to buildings that are moved back, it is generally encouraged as the preferred option where possible.
Figure 14: This approach may be necessary where buildings are raised significantly and are too close to the sidewalk to fit stairs and landings required for a direct approach. A raised platform landing at the entrance level will be required in this scheme and an appropriate covered portico should be incorporated to protect the landing from rain, snow and ice. The design of the stairs and portico should be contextual to the building design in accordance with these guidelines. This scheme will generally require the building to have a minimum of a four foot setback from the sidewalk.
Figure 15: In cases where buildings have two residential units, with two front entrances, and where there is limited building setback, the combined stair scheme works well. In this case, each entrance landing, where remotely located on each end of the facade, has side stairs that converge to a shared intermediate landing and a shared lower stair run. This can provide a good formal solution to this particular entrance layout.
Figure 16: There can be numerous variations on these schemes and creativity is encouraged in finding design solutions that respond to the unique qualities and constraints of each property, such as architectural character, orientation, proximity to the street, and the extent that it will be elevated. This example of a hybrid solution draws on the existing side approach while providing the additional stairs required with new direct approach stairs. As well, landscaping is utilized in order to soften the transition from the house to the street.
Figure 17: In cases where buildings are required to be raised significantly, there may be sufficient room beneath the new first floor level to enable the construction of a grade level garage, entered from either the front or rear of the building. Where this scheme is incorporated into the front facade of the building, it will require careful consideration of the design of the new stairs and landings in relation to the garage approach and to the design of the garage doors to properly integrate with the traditional building design.
**Figure 18**

**Front Elevation - Concept**

- Restore original cornice
- Restore original halfmoon attic window
- Repair, repoint, repaint existing brick masonry wall
- Strip paint to reveal original limestone lintels and sill
- Restore divided light windows if historic or provide new to match historic condition
- Remove inappropriately added materials such as shutters
- Restore entrance to historic condition
- New basement window where one exists. Use translucent glass into unoccupied space
- DIF - New first floor elevation

**Existing First Floor Elevation**

- Extent building is to be elevated
- Existing first floor elevation
- Existing sidewalk elevation

**Existing First Floor Elevation**

- Existing first floor elevation to be established with an "Elevation Certificate"
- Salvage and reuse existing brickstone foundation material if salvageable or new to match. This treatment on facade and returns only. Do not use thin adhered veneers

**Case Study - Elevating Building**

Note: New additions to historic buildings involving construction of stairs, landings, porticos, etc. shall be designed in character with historic building style. Greek Revival in this case, however, the design should be differentiated from the original detailing such that the new elements can be visually identifiable as new rather than as part of the original building construction. There must be a balance between differentiation and compatibility of new additions with the original building.
APPENDICES

APPENDIX A: BUILDING SURVEY FORMS
IDENTIFICATION
Address:
1 Cucumber Alley

Property Name (if any):

Architect/BUILDER (if known):

Date of Construction (if known):

Style:
Contemporary

Number of Stories:
2 stories

Location of Entry:
East side. 2 Risers up.

Fenestration Below First Floor:

Driveway/Parking:
Garages on ground floor of building.

Accessory Structures:

MATERIALS
Exterior Walls:

Wood Clapboard Wood Shingle Vertical Boards Plywood
Stone Brick Poured Concrete Concrete Block
Vinyl Siding Aluminum Siding Cement Asbestos Other: Stuccoed

Roof:

Asphalt Shingle Asphalt Roll Wood Shingle Metal

Foundation:

Stone Brick Poured Concrete Concrete Block

Condition: In the process of being renovated.

Excellent Good Fair Deteriorated
IDENTIFICATION

Address: 4 Cucumber Alley

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known): 1910 (CRIS)

Style: Folk Victorian. Gable front with wing.

Number of Stories: Two stories

Location of Entry: East. Off porch.

Fenestration Below First Floor: Random locations.

Driveway/Parking: In front of building.

Accessory Structures: Two, frame porches. Attached to building.

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION
Address: 1 Washington Avenue
Property Name (if any):
Architect/Builder (if known):
Date of Construction (if known):
Style: Mix. Elements of Georgian, Italianate, and Colonial Revival.
Number of Stories: Two stories
Location of Entry: Front. At grade. One step up.
Fenestration Below First Floor:
Driveway/Parking:
Accessory Structures: Frame addition attached to the northeast corner.

MATERIALS
Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:
Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other
Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block
Condition:
- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION

Address:
3 Washington Street (Attached to 5 Washington Street)

Property Name (if any):
Jacob Vrooman House

Architect/Builder (if known):

Date of Construction (if known):
C.1835 (CRIS)

Style:
Greek Revival with later alterations.

Number of Stories:
Two stories

Location of Entry:
Front. Two steps.

Fenestration Below First Floor:
Cellar windows located between 1st floor windows.

Driveway/Parking:

Accessory Structures:

MATERIALS

Exterior Walls:

<table>
<thead>
<tr>
<th>Wood Clapboard</th>
<th>Wood Shingle</th>
<th>Horizontal Boards</th>
<th>Plywood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stone</td>
<td>Brick</td>
<td>Poured Concrete</td>
<td>Concrete Block</td>
</tr>
<tr>
<td>Vinyl Siding</td>
<td>Aluminum Siding</td>
<td>Cement Asbestos</td>
<td>Other:</td>
</tr>
</tbody>
</table>

Roof:

<table>
<thead>
<tr>
<th>Asphalt Shingle</th>
<th>Asphalt Roll</th>
<th>Wood Shingle</th>
<th>Metal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slate</td>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Foundation:

<table>
<thead>
<tr>
<th>Stone</th>
<th>Brick</th>
<th>Poured Concrete</th>
<th>Concrete Block</th>
</tr>
</thead>
</table>

Areaways at basement windows.

Condition:

Excellent | Good | Fair | Deteriorated
IDENTIFICATION

Address:
4 Washington Street

Property Name (if any):
David Hearsey House

Architect/Builder (if known):

Date of Construction (if known):
1820 (CRIS)

Style:
Late-Federal with later alterations.

Number of Stories:
2

Location of Entry:
Front. At grade.

Fenestration Below First Floor:
In line with 1st floor windows.

Driveway/Parking:

Accessory Structures:
Brick garage attached to south side of building.

MATERIALS

Exterior Walls:

Wood Clapboard  Wood Shingle  Vertical Boards  Plywood
Stone  Brick  Poured Concrete  Concrete Block
Vinyl Siding  Aluminum Siding  Cement Asbestos  Other:

Roof:

Asphalt Shingle  Asphalt Roll  Wood Shingle  Metal
Slate  Other

Foundation:

Stone  Brick  Poured Concrete  Concrete Block

Condition:
Excellent  Good  Fair  Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
5 Washington Street (Attached to 3 Washington Street)

Property Name (if any):
Jacob Vrooman House

Architect/Builder (if known):

Date of Construction (if known):
C.1835 (CRIS)

Style:
Greek Revival with later alterations.

Number of Stories:
Two stories

Location of Entry:
Front. Two steps.

Fenestration Below First Floor:
Basement windows located between first floor windows.

Driveway/Parking:

Accessory Structures:

MATERIALS

Exterior Walls:

Wood Clapboard  Wood Shingle  [ ] Horizontal Boards  Plywood
Stone  Brick  Poured Concrete  Concrete Block
Vinyl Siding  Aluminum Siding  Cement Asbestos  Other:

Roof:

Asphalt Shingle  Asphalt Roll  Wood Shingle  [ ] Metal
Slate  Other

Foundation:

[ ] Stone  Brick  Poured Concrete  Concrete Block

Condition:

Excellent  [ ] Good  Fair  Deteriorated
**IDENTIFICATION**

**Address:**
6 Washington Street

**Property Name (if any):**

**Architect/Builder (if known):**

**Date of Construction (if known):**

**Style:**
Italianate with later alterations.

**Number of Stories:**
Two stories.

**Location of Entry:**
East facing street. Concrete steps. Six risers, straight run.

**Fenestration Below First Floor:**
Windows inline with 1st floor openings. Same width as above.

**Driveway/Parking:**

**Accessory Structures:**

**MATERIALS**

**Exterior Walls:**

| Wood Clapboard | Wood Shingle | Vertical Boards | Plywood |
| Stone | Brick | Poured Concrete | Concrete Block |
| Vinyl Siding | Aluminum Siding | Cement Asbestos | Other: Asbestos shingles |

**Roof:** Not Visible

| Asphalt Shingle | Asphalt Roll | Wood Shingle | Metal |
| Slate | Other |

**Foundation:** Stone window sills

| Stone | Brick | Poured Concrete | Concrete Block |

**Condition:**
Excellent  Good  Fair  Deteriorated
IDENTIFICATION

Address:
7 Washington Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Four square

Number of Stories:
Two stories

Location of Entry:
West side (front) off porch.

Fenestration Below First Floor:

Driveway/Parking:

Accessory Structures:

MATERIALS

Exterior Walls:

Wood Clapboard  Wood Shingle  Vertical Boards  Plywood

Stone  Brick  Poured Concrete  Concrete Block

Vinyl Siding  Aluminum Siding  Cement Asbestos  Other:

Roof:

Asphalt Shingle  Asphalt Roll  Wood Shingle  Metal

Slate  Other

Foundation:

Stone  Brick  Poured Concrete  Concrete Block

Condition:

Excellent  Good  Fair  Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
8 Washington Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):  

Style:
Queen Anne with Eastlake details at cornice, windows, and door.

Number of Stories:
Two stories

Location of Entry:

Fenestration Below First Floor:
In line with windows above.

Driveway/Parking:
Street

Accessory Structures:

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof: Not visible

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
19 Governors Lane

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Greek Revival. Three bay gable to the street.

Number of Stories:
Two stories

Location of Entry:
East, facing street. Covered steps. Two risers. Runs against the front of the building. Frame construction, covered with stucco.

Fenestration Below First Floor:
One window in line with window above.

Driveway/Parking:
Behind building. Drive shared with #21

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
21 Governors Lane

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):
1911 (Assessor’s Card)

Style:
Craftsman

Number of Stories:
Two and a half

Location of Entry:
East. Enclosed porch, parallel with front. 3 1/2 risers up.

Fenestration Below First Floor:
At random locations.

Driveway/Parking:
Shared drive with #19. Parking in rear of building.

Accessory Structures:

MATERIALS

Exterior Walls:

<table>
<thead>
<tr>
<th>Wood Clapboard</th>
<th>Wood Shingle</th>
<th>Vertical Boards</th>
<th>Plywood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stone</td>
<td>Brick</td>
<td>Poured Concrete</td>
<td>Concrete Block</td>
</tr>
<tr>
<td>Vinyl Siding</td>
<td>Aluminum Siding</td>
<td>Cement Asbestos</td>
<td>Other: Stucco</td>
</tr>
</tbody>
</table>

Roof:

<table>
<thead>
<tr>
<th>Asphalt Shingle</th>
<th>Asphalt Roll</th>
<th>Wood Shingle</th>
<th>Metal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slate</td>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Foundation:

<table>
<thead>
<tr>
<th>Stone</th>
<th>Brick</th>
<th>Poured Concrete</th>
<th>Concrete Block</th>
</tr>
</thead>
</table>

Condition:

<table>
<thead>
<tr>
<th>Excellent</th>
<th>Good</th>
<th>Fair</th>
<th>Deteriorated</th>
</tr>
</thead>
</table>
**IDENTIFICATION**

**Address:**
114 North Ferry Street

**Property Name (if any):**

**Architect/Builder (if known):**

**Date of Construction (if known):**
C. 1900

**Style:**
Greek Revival/Italianate - Highly Altered.

**Number of Stories:**
One and a half

**Location of Entry:**
Front, facing street. Frame porch, parallel to front of house. Four risers.

**Fenestration Below First Floor:**
None on front of the house.

**Driveway/Parking:**
Street

**Accessory Structures:**

**MATERIALS**

**Exterior Walls:**
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

**Roof:**
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

**Foundation:**
- Stone
- Brick
- Poured Concrete
- Concrete Block

**Condition:**
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
115 North Ferry Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Queen Anne

Number of Stories:

Location of Entry:
Recessed into facade. Pressure treated wood steps.

Fenestration Below First Floor:
In line with windows above.

Driveway/Parking:
Side driveway.

Accessory Structures:

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other: Ornamental millwork at windows, door, and corners. Bay window.

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block
- Foundation stuccoed on the sides of the building. Stone window sills in foundation.

Condition:

- Excellent
- Good
- Fair
- Deteriorated
Address: 116 North Ferry Street

Property Name (if any): 

Architect/Builder (if known): 

Date of Construction (if known): 

Style: Folk Queen Anne 

Number of Stories: Two stories

Location of Entry: West (front). Covered porches, frame construction. 6 risers. 

Fenestration Below First Floor: Basement windows line up with floor above. 

Driveway/Parking: Street 

Accessory Structures: 

MATERIALS

Exterior Walls: 

- Wood Clapboard
- Stone
- Vinyl Siding
- Wood Shingle
- Brick
- Aluminum Siding
- Vertical Boards
- Poured Concrete
- Cement Asbestos
- plywood
- Concrete Block
- Other:

Roof: 

- Asphalt Shingle
- Slate
- Asphalt Roll
- Other
- Wood Shingle
- Metal

Foundation: 

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition: Excellent Good Fair Deteriorated
IDENTIFICATION

Address:
118 North Ferry Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Second Empire

Number of Stories:
Two stories with mansard above.

Location of Entry:
West facing street. Original/early porches on brick piers. Duplex. 3 1/2 and 4 1/2 risers to door. Concrete steps.

Fenestration Below First Floor:
Basement windows line up with windows above.

Driveway/Parking: Drive on north side, parking in rear lot.

MATERIALS

Exterior Walls: Bay window with foundation.

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other: Mansard vinyl sided over, upper roof not visible.

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
**IDENTIFICATION**

Address:
119 North Ferry Street

Property Name (if any):  

Architect/Builder (if known):  

Date of Construction (if known):  

Style:
Italianate. Bracketed. Three bay gable to the street.

Number of Stories:
Two

Location of Entry:
East facing street. Three risers up.

Fenestration Below First Floor:
Inline with window openings above.

Driveway/Parking:
Street or shared with #115

Accessory Structures:
Early 20th century frame garage in rear of lot.

**MATERIALS**

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate

Foundation: Stuccoed with concrete, underlying material not visible.

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address: 120 North Ferry Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late-Italianate details, 3 Bay side hall

Number of Stories:
Two stories

Location of Entry:
West, facing street. Two steps up. Steps are large pieces of stone.

Fenestration Below First Floor:
Inline with windows above.

Driveway/Parking:
Side drive, between #118 and #120.

Accessory Structures:
Early 20th century garage in rear lot.

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
Flat roof. Roofing material not visible.

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION

Address:
122 North Ferry Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Italianate. 3 Bay gable to the street.

Number of Stories:
Two

Location of Entry:
Front (east), concrete steps, three risers.

Fenestration Below First Floor:
Inline with the openings above.

Driveway/Parking:
Drive on north side of building.

Accessory Structures:

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
**IDENTIFICATION**

**Address:**
123 North Ferry Street

**Property Name (if any):**

**Architect/Builder (if known):**

**Date of Construction (if known):**

**Style:**
Greek Revival

**Number of Stories:**
Two

**Location of Entry:**
East facing street. Two large stone steps.

**Fenestration Below First Floor:**
Inline with openings above

**Driveway/Parking:**
Street

**Accessory Structures:**
Brick wing off rear of building. Derelict structure in rear of lot.

**DATE OF SURVEY:**
April 18, 2017

---

**MATERIALS**

**Exterior Walls:**

<table>
<thead>
<tr>
<th>Material</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood Clapboard</td>
<td></td>
</tr>
<tr>
<td>Wood Shingle</td>
<td></td>
</tr>
<tr>
<td>Vertical Boards</td>
<td></td>
</tr>
<tr>
<td>Plywood</td>
<td></td>
</tr>
<tr>
<td>Stone</td>
<td></td>
</tr>
<tr>
<td>Brick</td>
<td></td>
</tr>
<tr>
<td>Poured Concrete</td>
<td></td>
</tr>
<tr>
<td>Concrete Block</td>
<td></td>
</tr>
<tr>
<td>Vinyl Siding</td>
<td></td>
</tr>
<tr>
<td>Aluminum Siding</td>
<td></td>
</tr>
<tr>
<td>Cement Asbestos</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

**Roof:**

<table>
<thead>
<tr>
<th>Material</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Shingle</td>
<td></td>
</tr>
<tr>
<td>Asphalt Roll</td>
<td></td>
</tr>
<tr>
<td>Wood Shingle</td>
<td></td>
</tr>
<tr>
<td>Metal</td>
<td></td>
</tr>
<tr>
<td>Slate</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>

**Foundation:**

<table>
<thead>
<tr>
<th>Material</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Stone</td>
<td></td>
</tr>
<tr>
<td>Brick</td>
<td></td>
</tr>
<tr>
<td>Poured Concrete</td>
<td></td>
</tr>
<tr>
<td>Concrete Block</td>
<td></td>
</tr>
</tbody>
</table>

**Condition:** Interior gutted. Looks abandoned.

<table>
<thead>
<tr>
<th>Condition</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
<td></td>
</tr>
<tr>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>Fair</td>
<td></td>
</tr>
<tr>
<td>Deteriorated</td>
<td></td>
</tr>
</tbody>
</table>
IDENTIFICATION

Address: 124 North Ferry Street

Property Name (if any):

Date of Construction (if known):

Style: Folk Queen Anne

Number of Stories: Two story


Fenestration Below First Floor: Window opening blocked up. Centered on opening above.

Driveway/Parking: Side drive south side of building.

Accessory Structures: Frame garage at east end of drive-way.

MATERIALS

Exterior Walls:

Wood Clapboard  Wood Shingle  Vertical Boards  Plywood
Stone  Brick  Poured Concrete  Concrete Block

Vinyl Siding  Aluminum Siding  Cement Asbestos  Other:

Roof:

Asphalt Shingle  Asphalt Roll  Wood Shingle  Metal
Slate  Other

Foundation: Foundation rendered over with cement. Imprint in northwest corner “Frank DePaula - Schenectady, NY”

Condition:

Excellent  Good  Fair  Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
125 North Ferry Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Italianate. Three bay facade with projecting bay. Rear wing angled in relation to the front of the building.

Number of Stories:
2

Location of Entry:
East. Stairs run parallel with the front elevation. 5 risers. Frame construction.

Fenestration Below First Floor:

Driveway/Parking:
Street

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof: Not visible

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:  
14 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:  
Folk Queen Anne  
Three bay side hall.

Number of Stories:  
2

Location of Entry:  
West. Facing street. Four risers.  
Frame construction. Porch retains period details and millwork. Turned posts, brackets, exposed framing.

Fenestration Below First Floor:  
Inline with windows above.

Driveway/Parking:  
Street

Accessory Structures:

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
15 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Italianate. Three bay side hall.

Number of Stories:

Location of Entry:
Parallel with front elevation. Concrete steps. 4 Risers.

Fenestration Below First Floor:
Inline with windows above.

Driveway/Parking:
Street

Accessory Structures:

MATERIALS

Exterior Walls:

Wood Clapboard
Stone
Vinyl Siding

Wood Shingle
Brick
Aluminum Siding

Vertical Boards
Poured Concrete
Cement Asbestos

Plywood
Concrete Block
Other:

Roof:

Asphalt Shingle
Slate

Asphalt Roll
Other

Wood Shingle

Metal

Foundation:

Stone
Brick
Poured Concrete

Concrete Block

Condition:

Excellent
Good
Fair
Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
16 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Greek Revival. Three bay side hall.

Number of Stories:
2

Location of Entry:
West. Facing street. Concrete steps. 3 Risers.

Fenestration Below First Floor:

Driveway/Parking:

Accessory Structures:

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other: Asphalt siding

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation: Rendered with cement.

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION

Address:
17 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):
Late Greek Revival. Three bay side hall.

Style:
Late Greek Revival

Number of Stories:
2

Location of Entry:
East facing street. Concrete steps.
2 Risers.

Fenestration Below First Floor:
Inline with windows above.

Driveway/Parking:
Street

Accessory Structures:

MATERIALS

Exterior Walls:

<table>
<thead>
<tr>
<th>Material</th>
<th>Wood Clapboard</th>
<th>Wood Shingle</th>
<th>Vertical Boards</th>
<th>Plywood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stone</td>
<td></td>
<td>Brick</td>
<td>Poured Concrete</td>
<td>Concrete Block</td>
</tr>
<tr>
<td>Vinyl Siding</td>
<td>Aluminum Siding</td>
<td>Cement Asbestos</td>
<td>Other:</td>
<td></td>
</tr>
</tbody>
</table>

Roof:

<table>
<thead>
<tr>
<th>Type</th>
<th>Asphalt Shingle</th>
<th>Asphalt Roll</th>
<th>Wood Shingle</th>
<th>Metal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slate</td>
<td></td>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Foundation:

<table>
<thead>
<tr>
<th>Material</th>
<th>Stone</th>
<th>Brick</th>
<th>Poured Concrete</th>
<th>Concrete Block</th>
</tr>
</thead>
</table>

Condition:

<table>
<thead>
<tr>
<th>Quality</th>
<th>Excellent</th>
<th>Good</th>
<th>Fair</th>
<th>Deteriorated</th>
</tr>
</thead>
</table>
IDENTIFICATION

Address: 18 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style: Late Greek Revival. Three bay side hall.

Number of Stories: 2

Location of Entry: West, facing street. Wood and concrete steps. 2 Risers. Gabled hood over entry.

Fenestration Below First Floor: Irregular spacing. One inline, one off center of windows above.

Driveway/Parking: Drive located between #16 and #18

Accessory Structures:

MATERIALS

Exterior Walls:

Wood Clapboard  Wood Shingle  Vertical Boards  Plywood
Stone  Brick  Poured Concrete  Concrete Block
Vinyl Siding  Aluminum Siding  Cement Asbestos  Other:

Roof:

Asphalt Shingle  Asphalt Roll  Wood Shingle  Metal
Slate  Other

Foundation: Rendered with cement.

Stone  Brick  Poured Concrete  Concrete Block

Condition: Excellent Good Fair Deteriorated
IDENTIFICATION

Address:
20 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Folk Queen Anne

Number of Stories:

Location of Entry:
West facing street. Concrete steps. 2 Risers. Gable over entry has Queen Anne details.

Fenestration Below First Floor:

Driveway/Parking:

Accessory Structures:

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
21 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Italianate

Number of Stories:

Location of Entry:
East facing street. Concrete or stone painted. 2 1/2 risers.

Fenestration Below First Floor:
Inline with windows above. Arched brick lintels.

Driveway/Parking:
On south side of building. Looks like vacant lot.

Accessory Structures:

MATERIALS

Exterior Walls: Concrete lintel and sills of first floor windows. Aluminum awnings.

<table>
<thead>
<tr>
<th>Material</th>
<th>Exterior Walls</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood Clapboard</td>
<td>Wood Shingle</td>
</tr>
<tr>
<td>Wood Shingle</td>
<td>Vertical Boards</td>
</tr>
<tr>
<td>Vertical Boards</td>
<td>Plywood</td>
</tr>
<tr>
<td>Stone</td>
<td>Brick</td>
</tr>
<tr>
<td>Brick</td>
<td>Poured Concrete</td>
</tr>
<tr>
<td>Poured Concrete</td>
<td>Concrete Block</td>
</tr>
<tr>
<td>Vinyl Siding</td>
<td>Aluminum Siding</td>
</tr>
<tr>
<td>Aluminum Siding</td>
<td>Cement Asbestos</td>
</tr>
<tr>
<td>Cement Asbestos</td>
<td>Other</td>
</tr>
</tbody>
</table>

Roof: Not visible

<table>
<thead>
<tr>
<th>Material</th>
<th>Roof</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Shingle</td>
<td>Asphalt Roll</td>
</tr>
<tr>
<td>Asphalt Roll</td>
<td>Wood Shingle</td>
</tr>
<tr>
<td>Wood Shingle</td>
<td>Metal</td>
</tr>
<tr>
<td>Slate</td>
<td>Other</td>
</tr>
</tbody>
</table>

Foundation:

<table>
<thead>
<tr>
<th>Material</th>
<th>Foundation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stone</td>
<td>Brick</td>
</tr>
<tr>
<td>Brick</td>
<td>Poured Concrete</td>
</tr>
<tr>
<td>Poured Concrete</td>
<td>Concrete Block</td>
</tr>
</tbody>
</table>

Condition:

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
</tr>
<tr>
<td>Good</td>
</tr>
<tr>
<td>Fair</td>
</tr>
<tr>
<td>Deteriorated</td>
</tr>
</tbody>
</table>
IDENTIFICATION

Address:
22 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Italianate

Number of Stories:
2

Location of Entry:
West. Entry parallel with front elevation. Concrete steps. 3 Risers.

Fenestration Below First Floor:
Inline with windows above.

Driveway/Parking:
Driveway between #22 and #24.

Accessory Structures:

MATERIALS
Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
Rendered over with cement

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
23 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Elements of Craftsman style

Number of Stories:
2 1/2

Location of Entry:
East. Facing street. 4 Risers

Fenestration Below First Floor:
Irregularly spaced.

Driveway/Parking:
Drive on north side of building.

Accessory Structures:

MATERIALS

Exterior Walls:

<table>
<thead>
<tr>
<th>Wood Clapboard</th>
<th>Wood Shingle</th>
<th>Vertical Boards</th>
<th>Plywood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stone</td>
<td>Brick</td>
<td>Poured Concrete</td>
<td>Concrete Block</td>
</tr>
<tr>
<td>Vinyl Siding</td>
<td>Aluminum Siding</td>
<td>Cement Asbestos</td>
<td>Other:</td>
</tr>
</tbody>
</table>

Roof:

<table>
<thead>
<tr>
<th>Asphalt Shingle</th>
<th>Asphalt Roll</th>
<th>Wood Shingle</th>
<th>Metal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Slate</td>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Foundation:

<table>
<thead>
<tr>
<th>Stone</th>
<th>Brick</th>
<th>Poured Concrete</th>
<th>Concrete Block</th>
</tr>
</thead>
</table>

Condition:

<table>
<thead>
<tr>
<th>Excellent</th>
<th>Good</th>
<th>Fair</th>
<th>Deteriorated</th>
</tr>
</thead>
</table>
IDENTIFICATION

Address:
24 North Street (24 and 26 are attached)

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Three bay, eaves to the street.

Number of Stories:

Location of Entry:
West facing street. Wood steps. 3 Risers. Modern hood over entry.

Fenestration Below First Floor:

Driveway/Parking:
Street

Accessory Structures:

MATERIALS

Exterior Walls:

Wood Clapboard  Wood Shingle  Vertical Boards  Plywood
Stone  Brick  Poured Concrete  Concrete Block
Vinyl Siding  Aluminum Siding  Cement Asbestos  Other:

Roof:

Asphalt Shingle  Asphalt Roll  Wood Shingle  Metal
Slate  Other

Foundation: Rendered over with cement

Stone  Brick  Poured Concrete  Concrete Block

Condition:

Excellent  Good  Fair  Deteriorated
IDENTIFICATION

Address:
25 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Vernacular Queen Anne.
Three bay, gable to the street.

Number of Stories:
2

Location of Entry:
Recessed. East Elevation.

Fenestration Below First Floor:
Inline with windows above.

Driveway/Parking:
South side of building.

Accessory Structures:
Early 20th century garage in rear of lot.

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle Gable
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION

Address:
26 North Street (24 and 26 are attached)

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Three bay, eave to the street.

Number of Stories:
2

Location of Entry:
West facing street. Concrete steps. 3 Risers. Modern hood over entry.

Fenestration Below First Floor:

Driveway/Parking:
Street

Accessory Structures:

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
Rendered over with cement

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address: 27 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style: Late Italianate. Bracketed wood cornice and window caps.

Number of Stories: 2

Location of Entry: East facing street. Wood steps. 3 Risers. Steps and railings modern.

Fenestration Below First Floor: Window boxes cover basement windows.

Driveway/Parking: Street

Accessory Structures:

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof: Not visible

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION

Address:
28 North Street

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
3 Bay, gable to the street.

Number of Stories:
2

Location of Entry:
West, facing street.

Fenestration Below First Floor:
Generally inline with openings above.

Driveway/Parking:
On south side of building.

Accessory Structures:
Frame garage in rear (east) of lot.

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION

Address:
31 North Street

Property Name (if any):

Date of Construction (if known):

Style:
Cottage

Number of Stories:
1 1/2

Location of Entry:
East, facing street. Concrete steps. 3 Risers.

Fenestration Below First Floor:
Does not correspond with 1st floor windows. Spaced evenly across width of building.

Driveway/Parking:
Driveway on south side between #31 and #29.

Accessory Structures:
Garage in rear (west) of lot.

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION

Address: 2 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style: Late Queen Anne

Number of Stories: 2

Location of Entry: East facing street. Steps run along front elevation of building. Wood steps. 6 Risers.

Fenestration Below First Floor: Covered over

Driveway/Parking: Driveway on north side of building

Accessory Structures:

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation: Rendered over with cement

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION

Address: 3 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style: Late Queen Anne

Number of Stories: 2

Location of Entry: East, facing street. 3 Risers. Concrete steps. Covered entry supported by modern 6”x6” timbers.


Driveway/Parking: South side of building

Accessory Structures:

MATERIALS

Exterior Walls:

Wood Clapboard  Wood Shingle  Vertical Boards  Plywood
Stone  Brick  Poured Concrete  Concrete Block
Vinyl Siding  Aluminum Siding  Cement Asbestos  Other: Stucco

Roof:

Asphalt Shingle  Asphalt Roll  Wood Shingle  Metal

Slate  Other

Foundation: Foundation rendered over with cement.

Stone  Brick  Poured Concrete  Concrete Block

Condition:

Excellent  Good  Fair  Deteriorated
### IDENTIFICATION

**Address:**  
4 Ingersoll Avenue  

**Property Name (if any):**  

**Architect/Builder (if known):**  

**Date of Construction (if known):**  

**Style:**  
Late Queen Anne  

**Number of Stories:**  
2  

**Location of Entry:**  
East elevation. 3 Risers. Concrete steps. Integrated into attached porch.  

**Fenestration Below First Floor:**  
Inline with openings above.  

**Driveway/Parking:**  
Street  

**Accessory Structures:**  

---

### MATERIALS

**Exterior Walls:**
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

**Roof:**
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

**Foundation:**
- Stone
- Brick
- Poured Concrete
- Concrete Block

**Condition:**
- Excellent
- Good
- Fair
- Deteriorated  

Date of Survey: April 18, 2017
IDENTIFICATION

Address: 5 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style: Late Queen Anne

Number of Stories: 2

Location of Entry: ast, facing street. 3 Risers. Concrete steps. Covered entry supported by turned posts. Integrated into attached porch.

Fenestration Below First Floor:

Driveway/Parking: South side of building

Accessory Structures: Frame garage in rear of lot

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION
Address:
6 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Queen Anne

Number of Stories:
2

Location of Entry:
West. Straight run. 5 Risers. Wood frame. Integrated into attached porch.

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
Street

Accessory Structures:

MATERIALS
Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
7 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Queen Anne

Number of Stories:
2

Location of Entry:
East. 4 1/2 Risers. Winder. Integrated into attached porch.

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
North side of building

Accessory Structures:

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
Excellent
Good
Fair
Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
9 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Queen Anne

Number of Stories:
2

Location of Entry:
East. Straight run. 4 1/2 Risers. Integrated into attached porch.

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
Driveway on south side of building.

Accessory Structures:
Frame garage in rear of lot

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other: Novelty siding

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation: Rendered over with cement.

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION
Address:
11 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Queen Anne

Number of Stories:
2

Location of Entry:
West. 4 Risers. Winder. Integrated into attached porch.

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
Driveway on the south side of building.

Accessory Structures:

MATERIALS
Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
13 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Queen Anne

Number of Stories:
2

Location of Entry:
East. 4 1/2 Risers. Winder. Integrated into attached porch.

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
South side of building

Accessory Structures:

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
15 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Queen Anne

Number of Stories:
2

Location of Entry:
East. 4 Risers. Parallel to front elevation. Integrated into attached porch.

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
Drive on north side. Parking in rear lot.

Accessory Structures:

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
17 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Queen Anne

Number of Stories:
2

Location of Entry:
East. 4 Risers. Parallel to front elevation. Integrated into attached porch.

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
Drive on south side. Parking in rear lot.

Accessory Structures:

MATERIALS

Exterior Walls:

<table>
<thead>
<tr>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wood Clapboard</td>
</tr>
<tr>
<td>Wood Shingle</td>
</tr>
<tr>
<td>Vertical Boards</td>
</tr>
<tr>
<td>Plywood</td>
</tr>
<tr>
<td>Stone</td>
</tr>
<tr>
<td>Brick</td>
</tr>
<tr>
<td>Poured Concrete</td>
</tr>
<tr>
<td>Concrete Block</td>
</tr>
<tr>
<td>Vinyl Siding</td>
</tr>
<tr>
<td>Aluminum Siding</td>
</tr>
<tr>
<td>Cement Asbestos</td>
</tr>
<tr>
<td>Other:</td>
</tr>
</tbody>
</table>

Roof:

<table>
<thead>
<tr>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt Shingle</td>
</tr>
<tr>
<td>Asphalt Roll</td>
</tr>
<tr>
<td>Wood Shingle</td>
</tr>
<tr>
<td>Metal</td>
</tr>
<tr>
<td>Slate</td>
</tr>
<tr>
<td>Other</td>
</tr>
</tbody>
</table>

Foundation:

<table>
<thead>
<tr>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stone</td>
</tr>
<tr>
<td>Brick</td>
</tr>
<tr>
<td>Poured Concrete</td>
</tr>
<tr>
<td>Concrete Block</td>
</tr>
</tbody>
</table>

Condition:

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
</tr>
<tr>
<td>Good</td>
</tr>
<tr>
<td>Fair</td>
</tr>
<tr>
<td>Deteriorated</td>
</tr>
</tbody>
</table>
**IDENTIFICATION**

**Address:**
18 Ingersoll Avenue

**Property Name (if any):**

**Architect/Builder (if known):**

**Date of Construction (if known):**

**Style:**
Late Queen Anne

**Number of Stories:**
2

**Location of Entry:**
East. 4 Risers. Winder. Integrated into attached porch.

**Fenestration Below First Floor:**
Inline with windows above

**Driveway/Parking:**
Drive on north side. Parking in rear lot.

**Accessory Structures:**
Frame garage in rear of lot

**MATERIALS**

**Exterior Walls:**
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

**Roof:**
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

**Foundation:**
- Stone
- Brick
- Poured Concrete
- Concrete Block

**Condition:**
- Excellent
- Good
- Fair
- Deteriorated

**Date of Survey:** April 18, 2017
**IDENTIFICATION**

**Address:**
19 Ingersoll Avenue

**Property Name (if any):**

**Architect/Builder (if known):**

**Date of Construction (if known):**

**Style:**
Late Queen Anne

**Number of Stories:**
2

**Location of Entry:**
East. 4 Risers. Winder. Integrated into attached porch.

**Fenestration Below First Floor:**
Inline with windows above

**Driveway/Parking:**
Driveway on the south side of building.

**Accessory Structures:**
Frame garage in rear of lot

**MATERIALS**

**Exterior Walls:**
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

**Roof:**
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

**Foundation:**
- Stone
- Brick
- Poured Concrete
- Concrete Block

**Condition:**
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address:
20 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Queen Anne

Number of Stories:
2

Location of Entry:
West. 4 Risers. Winder. Integrated into attached porch.

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
Drive on north side. Parking in rear lot.

Accessory Structures:
Frame garage in rear of lot

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address: 21 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style: Late Queen Anne

Number of Stories: 2

Location of Entry: East. 4 Risers. Winder. Integrated into attached porch.

Fenestration Below First Floor: Inline with windows above

Driveway/Parking: Driveway on the south side of building.

Accessory Structures: Frame garage in rear of lot

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
### IDENTIFICATION

**Address:**
22 Ingersoll Avenue

**Property Name (if any):**

**Architect/Builder (if known):**

**Date of Construction (if known):**

**Style:**
Late Queen Anne

**Number of Stories:**
2

**Location of Entry:**
West. 4 Risers. Winder. Integrated into attached porch.

**Fenestration Below First Floor:**
Inline with windows above

**Driveway/Parking:**
Driveway on the south side of building.

**Accessory Structures:**

### MATERIALS

**Exterior Walls:**

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

**Roof:**

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

**Foundation:**

- Stone
- Brick
- Poured Concrete
- Concrete Block

**Condition:**

- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION

Address:
24 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style:
Late Queen Anne

Number of Stories:
2

Location of Entry:
West, 4 Risers. Winder. Integrated into attached porch.

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
Street

Accessory Structures:

MATERIALS

Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION
Address: 26 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style: Late Queen Anne

Number of Stories: 2

Location of Entry:
West. 4 Risers. Winder. Integrated into attached porch.

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
Driveway on the south side of building.

Accessory Structures:

MATERIALS
Exterior Walls:
- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:
- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:
- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:
- Excellent
- Good
- Fair
- Deteriorated
IDENTIFICATION

Address:  
28 Ingersoll Avenue

Property Name (if any):

Date of Construction (if known):

Style:
Late Queen Anne

Number of Stories:
2

Location of Entry:
West. 4 Risers. Parallel with front elevation. Integrated into attached porch. Inline with windows above

Fenestration Below First Floor:
Inline with windows above

Driveway/Parking:
Drive on south side. Parking in rear lot.

Accessory Structures:
Frame garage in rear of lot

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation:

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition:

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
IDENTIFICATION

Address: 32 Ingersoll Avenue

Property Name (if any):

Architect/Builder (if known):

Date of Construction (if known):

Style: Three bay, gable to the street.

Number of Stories: 2

Location of Entry: North side of porch. 2 Story porch across front of building. Attached to building.

Fenestration Below First Floor: Hidden by porch.

Driveway/Parking: North side of building.

Accessory Structures:

MATERIALS

Exterior Walls:

- Wood Clapboard
- Wood Shingle
- Vertical Boards
- Plywood
- Stone
- Brick
- Poured Concrete
- Concrete Block
- Vinyl Siding
- Aluminum Siding
- Cement Asbestos
- Other:

Roof:

- Asphalt Shingle
- Asphalt Roll
- Wood Shingle
- Metal
- Slate
- Other

Foundation: Rendered over with cement.

- Stone
- Brick
- Poured Concrete
- Concrete Block

Condition: Appears recently renovated.

- Excellent
- Good
- Fair
- Deteriorated

Date of Survey: April 18, 2017
APPENDIX B: PUBLIC PRESENTATIONS

STEERING COMMITTEE PRESENTATION  5-24-2017
PUBLIC WORKSHOP 6-7-2017
APPENDIX C: RESOURCES FOR INFORMATION

There are a number of resources available that can provide guidance in restoring or modifying a historic structure. Below is a partial list of resources that may be particularly useful in regards to approaching flood mitigation in Schenectady’s Historic Stockade District:

• City of Schenectady Historic Archives (located on the 3rd Floor of City Hall)
• New York State Historic Preservation Office (SHPO) Publications
  o Cultural Resource Information System (CRIS)
  o Secretary of the Interior’s Standards for Rehabilitation, available through SHPO.
• American Society of Civil Engineers (ASCE) 24-14, to determine the correct number of flood vents at the right locations and FEMA's Hazard Mitigation Guidance requires structure elevations to be in accordance with ASCE 24-14
• Federal Emergency Management Agency Publications
  o Floodproofing Non-Residential Structures, FEMA 102, May 1986.
  o Hurricane Katrina in the Gulf Coast, Mitigation Assessment Team Report, Building Performance Observations, Recommendations, and Technical Guidance, FEMA 549, July 2006. Chapter 6 and Appendix J.
  o Openings in Foundation Walls for Buildings Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program, FEMA Technical Bulletin 1-93, FIA-TB-1 4/93
  o Recommended Residential Construction for the Gulf Coast, Building on Strong and Safe Foundations, FEMA 550, July 2006.
  o Repairing Your Flood Home, Federal Emergency Management Agency and the American Red Cross, ARC 4477 or FEMA 234, 1992.
  o Wet Floodproofing Requirements for Structures Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program, Technical Bulletin 7-93, FIA-TB-7 12/93.
APPENDICES

APPENDIX D: FUNDING SOURCES

In addition to the potential insurance savings created by flood mitigation of structures, there may also be opportunities for funding assistance. Below is a partial list of agencies and sources. Because there is often more funding available immediately after individual flood events, it is important to remember that while one agency may not currently be offering funding assistance, that could easily change in the future:

- New York State Office of Parks, Recreation and Historic Preservation (OPRHP)
  - State Historic Preservation Office (SHPO) Preservation Assistance
    www.parks.ny.gov/shpo/
  - State Historic Preservation Office (SHPO) Tax Credit Programs
    www.parks.ny.gov/shpo/
  - Parks Department Grants: Contact Regional Grants Officer
    Danielle.Dwyer@parks.ny.gov

- New York State Governor’s Office of Storm Recovery (GOSR)
  www.stormrecovery.ny.gov/funding

  - Hazard Mitigation Grant Program (HMGP)
  - Pre-Disaster Mitigation Program (PDM)
  - Flood Mitigation Assistance (FMA) Program

- New York State Hazard Mitigation Plan (Section 4.1, Mitigation Strategies, pp.4-90 through 4-99): http://www.dhses.ny.gov/recovery/mitigation/documents/2014-shmp/Section-4-Mitigation-Strategy.pdf

- FEMA Flood Mitigation Assistance grants (Hazard Mitigation Grant Program, Pre-disaster Mitigation Program, Flood Mitigation Assistance Program.) These grant programs are administered by the New York State Division of Homeland Security and Emergency Services (DHSES). Individuals are not eligible to apply directly, but may be sponsored by the City of Schenectady: www.fema.gov/hazard-mitigation-assistance